

±1.24 ACRES LAND DEVELOPMENT OPPORTUNITY

FOR SALE or GL

Craig Rd & Valley Dr NWC
Las Vegas, NV 89108



Contact our team today!

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PROPERTY HIGHLIGHTS

LAND DEVELOPMENT
Craig Rd & Valley Dr NWC
North Las Vegas, NV 89032

±1.24 Acre Land Development Opportunity on High-Traffic Craig Rd Retail Corridor

Positioned directly within a high-traffic retail and residential corridor, this site offers flexible development potential available For Sale or Ground Lease. The property benefits from close proximity to schools, established residential neighborhoods, and national retail tenants.

\$1.3M FOR SALE

GROUND LEASE AVAILABLE

Contact Broker For Pricing

- ✓ Captures maximum exposure at the high-traffic northwest corner of W. Craig Road and Valley Drive.
- ✓ Directly borders high-volume consumer drivers.
- ✓ Positioned at a residential corridor serving a captive audience of over 170k residents within a 3-mile radius.
- ✓ Designed as a high-frequency daily-needs destination, the project is expected to benefit from consistent traffic generated by planned fuel, restaurant, and service-oriented users.

139-06-216-001
APN

📍 NEIGHBORHOOD COMMERCIAL (C-1)
ZONING



NEARBY RETAILERS



2 All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. *All measurements quoted herein are approximate.

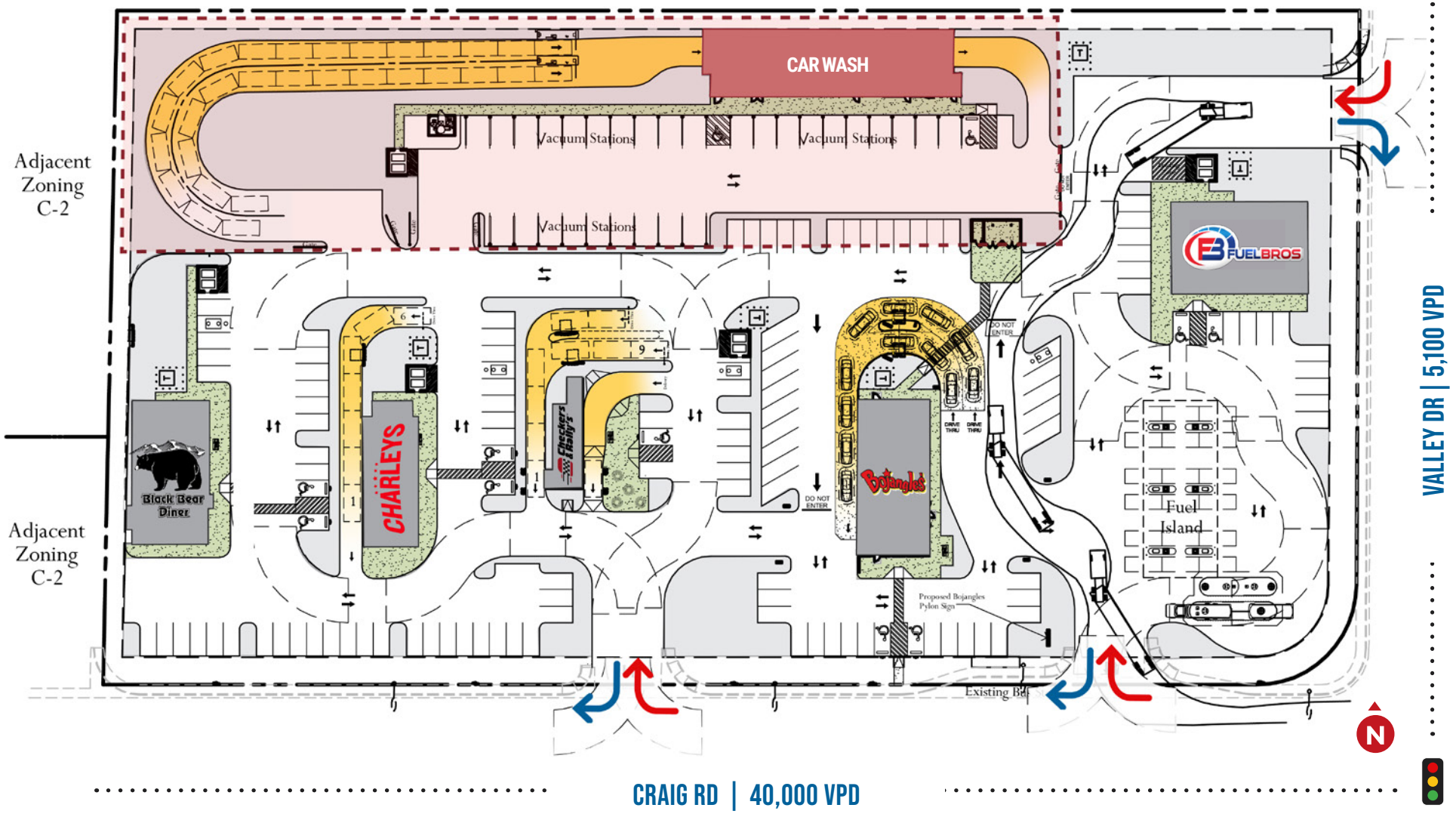
ROI
Commercial Real Estate
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CONCEPTUAL SITE PLAN

LAND DEVELOPMENT

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OPTION A | Car Wash



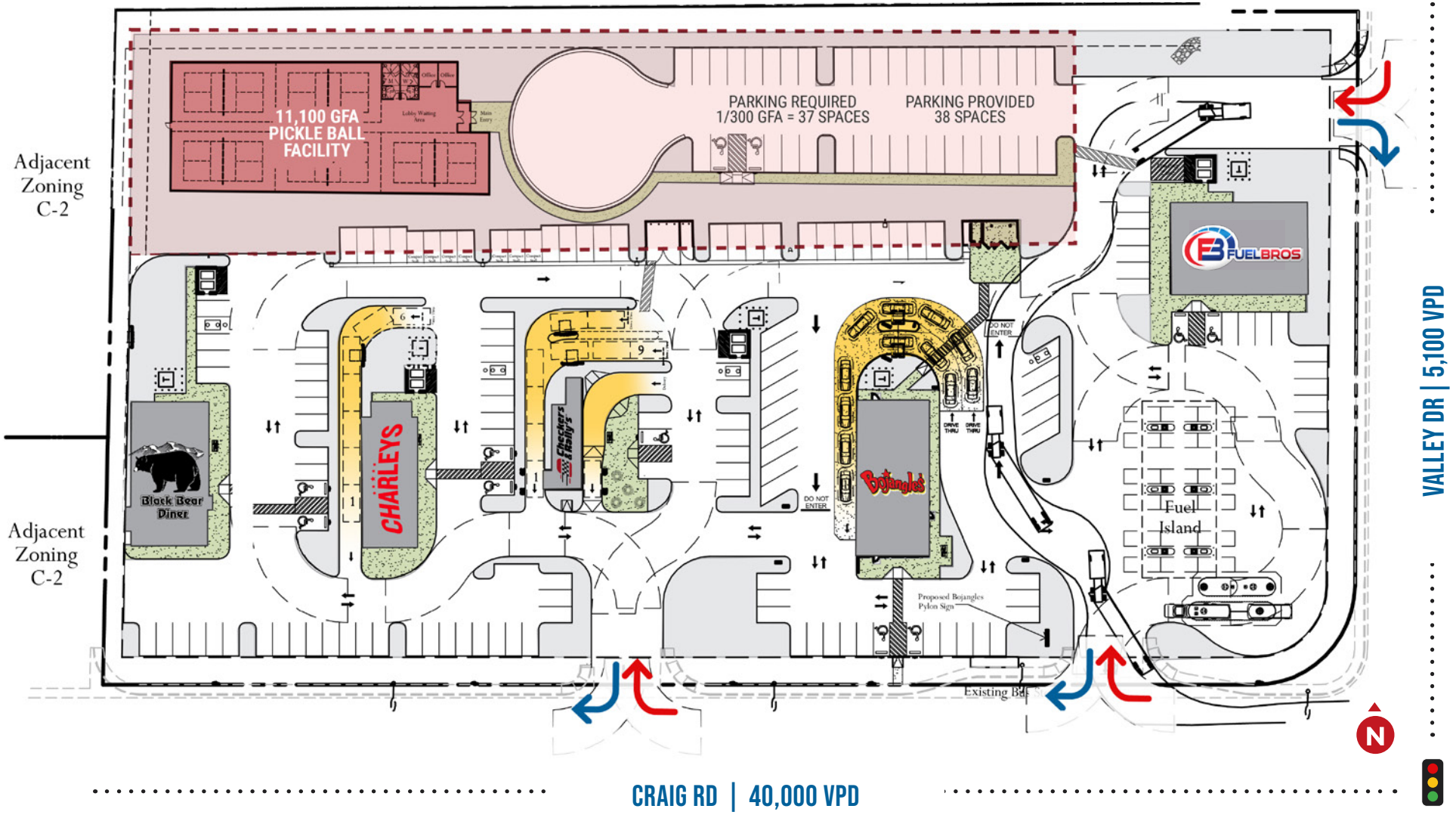
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CONCEPTUAL SITE PLAN

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OPTION B | Pickle Ball Court



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OBLIQUE AERIAL

FACING EAST

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OBLIQUE AERIAL

FACING WEST

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TRADE AREA AERIAL

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AREA DEMOGRAPHICS

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POPULATION

	1 MILE	3 MILES	5 MILES
	15,921	170,025	437,166

AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
	\$112,214	\$106,336	\$106,400

TRAFFIC COUNTS

	CRAIG RD	VALLEY DR
	40,000 VPD	5,100 VPD



Source:
 SitesUSA 2025
 TRINA, NV DOT 2024



FOR SALE OR GL

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ROI Commercial Real Estate

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STE 111
Las Vegas, NV 89148

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